

LOCAL AGENCY FORMATION COMMISSION COUNTY OF SAN BERNARDINO

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DATE: MAY 6, 2005

FROM: SAMUEL MARTINEZ, LAFCO Analyst

TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #6: LAFCO SC#252 – City of Redlands OSC 05-09 for Water Service (APN 0299-112-11)

INITIATED BY:

City of Redlands, on behalf of property owners

RECOMMENDATION:

1. Certify that SC #252 is statutorily exempt from environmental review and direct the Clerk to file a Notice of Exemption within five days.
2. Approve SC #252 authorizing the City of Redlands to extend water service outside its boundaries to Assessor Parcel Number (APN) 0299-112-11.
3. Adopt LAFCO Resolution #2875 setting forth the Commission's findings, determinations and approval of the agreement for service outside the City of Redlands' boundaries.

BACKGROUND:

The City of Redlands has submitted a request for approval of an out-of-agency service agreement that outlines the terms by which it will extend water service. The agreement relates to a single parcel, which is approximately 2.79 acres and is generally located on the west side of Walnut Street (11252 Walnut Street) between Highland and Fifth Avenues. The parcel proposed for development is within the City's eastern sphere of influence within the community known as "Crafton". Attachment #1 provides a location and vicinity map of the site along with a map outlining the location of the infrastructure to be extended.

The City, on behalf of the property owners, has requested that the Commission review and approve the extension of service pursuant to the provisions of Government Code Section 56133. The property owners are currently processing a building permit through the County's Building and Safety Division for the construction of a single-family residential unit on the parcel. Prior to occupancy, the property owners will need to provide proof of authorization to connect to the City's water facilities. Though the agreement has been recorded, the actual connection will not be operational until the Commission authorizes the service extension.

The City's application indicates that water service will be provided to the proposed residential unit through connection to an existing 6-inch water main in Walnut Street. Pursuant to the Commission's application requirements for service contracts, information has been provided regarding all financial obligations for the extension of service outside the agency's boundaries. The City has indicated that the costs for the extension of water service to the parcel are as follows:

Water Source Acquisition Charge	\$1,280 x 1 unit	\$1,280
Water Capital Improvement Charge	\$7,125 x 1	\$7,125
TOTAL		\$8,405

The City's General Plan, implementing Measure U, requires a developer who needs utility services outside the City boundaries to pay an amount equivalent to all capital improvements and other development fees, unless the parcel that is being developed is considered an "infill lot". By definition, infill means "the lot is surrounded on two sides with existing development." This project is considered to be an infill development; therefore, these additional charges do not apply. The only fees applied to this project are the water connection charges outlined above.

In addition to the cost outlined above, the property owners will be required to install fire hydrants as required by the County Fire Marshal, at the owner's expense. Future occupants of the residential unit will be charged approximately 1.14 times the in-city bi-monthly rate for water service/usage. The higher rate charged is intended to help offset the costs for service delivery outside the City's corporate boundaries.

Staff has reviewed this request for the provision of water service from the City of Redlands outside its corporate boundaries against the criteria established by Commission policy and Government Code Section 56133. The parcel to be served is within the sphere of influence assigned to the City of Redlands within the Crafton community, and is anticipated to become a part of the City sometime in the future. In order for the proposed residential development to proceed, it requires that the property owners receive water service from the City of Redlands. Staff supports the City's request for authorization to provide water service to the proposed residential development since its facilities are

adjacent to the anticipated development, and there is no other existing entity available to provide this service within the area.

FINDINGS:

1. The project area, identified as APN 0299-112-11, is within the sphere of influence assigned the City of Redlands and is anticipated to become a part of that City sometime in the future. The application requests authorization to receive City of Redlands water service.
2. The City of Redlands OSC 05-09 being considered is for the provision of water service to a parcel (APN 0299-112-11) located on the west side of Walnut Street between Highland and Fifth Avenues. This contract will remain in force in perpetuity or until such time as the area is annexed. Approval of this application will allow the property owners and the City of Redlands to proceed in finalizing the contract for the extension of water service.

The County's Building and Safety Division is currently processing a building permit for the construction of a single-family residential unit on the property. A requirement placed upon the proposed residential development is the connection to the water facilities of the City of Redlands. Approval of the City's request for authorization to provide water service will satisfy this requirement.

3. The fees charged this project by the City of Redlands are identified as totaling \$8,405 (Water Source Acquisition Charge – \$1,280; Water Capital Improvement Charge – \$7,125). Payment of these fees is required prior to connection to the City's water facilities. Also, the property owners will be required to install fire hydrants as required by the County Fire Marshal, at their own expense.
4. As the CEQA lead agency, the Commission's Environmental Consultant, Tom Dodson and Associates, has reviewed the service contract submitted by the City of Redlands and recommended that this application is statutorily exempt from environmental review. A copy of Mr. Dodson's response is included as Attachment #3 to this report.

KRM/sm

Attachments:

1. Vicinity Map and Maps of the Contract Area
2. City of Redlands' Application and Contract
3. Response from Tom Dodson and Associates
4. Draft Resolution #2875